

Zoning Case No. C14-2019-0001

## STREET DEED

**Date:**

Sept. 11, 2019

**Grantor:**

MARGARET E. JOSEPH

**Grantor's Address:**

3811 Azur Lane  
Round Rock, Texas 78681

**City:**

CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

**City's Address:**

P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

**Property:**

Being 1,350 square feet of land out of Lot 3-A of the Amended Plat of Lots 3, 4 and 5, Block 1, Snyder's Subdivision, a subdivision recorded in Cabinet J, Slides 322-323, of the Plat Records of Williamson County, Texas, being more particularly described in the attached **Exhibit A**.

**Consideration:**

Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained

**Permitted Encumbrances:**

Any easements, liens, encumbrances, general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, and other matters not subordinated to the Property and of record in the Real Property Records of the Texas county in which the Property is located that are valid, existing, and affect the Property as of the Date

**GRANTOR**, for the Consideration, does **GRANT, SELL, AND CONVEY** unto **CITY** the Property, together with all improvements on it and all rights and appurtenances thereto (including, without limitation, any right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property) (collectively, the "**Rights and Appurtenances**").

**TO HAVE AND TO HOLD** the Property, together with all and singular the Rights and Appurtenances thereto in anywise belonging, unto City forever; and Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND**, all and singular,

the title to the Property, subject to the Permitted Encumbrances, to the City against every person whomsoever lawfully claiming, or to claim the Property, or any part of the Property, when the claim is by, through, or under Grantor, but not otherwise.

City assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

Executed effective the Date first above stated.

Grantor: MARGARET E. JOSEPH

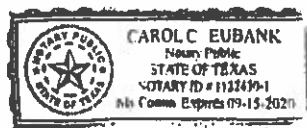
Margaret E. Joseph  
Margaret E. Joseph

STATE OF TEXAS §  
COUNTY OF Williamson §

Before me, the undersigned notary, on this day personally appeared Margaret E. Joseph, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on Sept. 11 2019.

[Seal]



[Signature]  
Notary Public, State of Texas

APPROVED AS TO FORM:  
CITY OF AUSTIN, TEXAS  
LAW DEPARTMENT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant City Attorney

**METES AND BOUNDS DESCRIPTION**

ALL OF THAT 1,350 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 3-A OF THE AMENDED PLAT OF LOTS 3, 4 & 5, BLOCK 1, SNYDER'S SUBDIVISION, A SUBDIVISION RECORDED IN CABINET J, SLIDES 322-323 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO MARGARET E. JOSEPH IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006095044 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1,350 SQUARE FEET OF LAND TO BE CONVEYED TO THE CITY OF AUSTIN FOR ROAD WIDENING IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found with a cap stamped "SNS" in the northerly Right of Way line of Anderson Mill Road at the southeast corner of Lot 5-A of the Amended Plat of Lots 3, 4 & 5, Block 1, Snyder's Addition, for the southwest corner of Lot 3-A and the tract herein described;

**THENCE**, leaving the northerly Right of Way line of Anderson Mill Road and along the easterly line of Lot 5-A and the westerly line of Lot 3-A and the tract herein described, N 20°14'51" W, a distance of 10.03 feet to a calculated point for the northwest corner of the tract herein described from which a 1/2" iron pipe found at the northwest corner of Lot 3-A bears N 20°14'51" W and a distance of 160.11 feet;

**THENCE**, over and across Lot 3-A and along the northerly line of the tract herein described, N 65°29'05" E, a distance of 134.92 feet to a calculated point in the easterly line of Lot 3-A and the westerly line of Snyder's Subdivision, a subdivision recorded in Cabinet B, Slide 253 of the Plat Records of Williamson County, Texas, for the northeast corner of the tract herein described from which a 1/2" iron rod found at the northeast corner of Lot 3-A bears N 20°18'00" W and a distance of 147.90 feet;

**THENCE**, along the westerly line of Snyder's Subdivision and the easterly line of Lot 3-A and the tract herein described, S 20°18'00" E, a distance of 10.03 feet to a 1/2" iron rod found in the northerly Right of Way line of Anderson Mill Road for the southeast corner of Lot 3-A and the tract herein described;

**THENCE**, along the northerly Right of Way line of Anderson Mill Road and the southerly line of Lot 3-A and the tract herein described, S 65°29'05" W, a distance of 134.98 feet to the Point of Beginning and containing 1,350 square feet of land, more or less.

I, Edward W. Bradfield licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey under my supervision are true and correct to the best of my knowledge and belief.

Witness my hand and seal this 24th day of July, 2019, A.D.

**References:**

WCAD Property ID No. R072549  
Austin Grid G-38



Edward W. Bradfield  
Registered Professional Land Surveyor  
No. 5617- State of Texas  
SNS Engineering, Inc.  
12885 US Highway 183 North  
Suite 101-B  
Austin, TX 78750

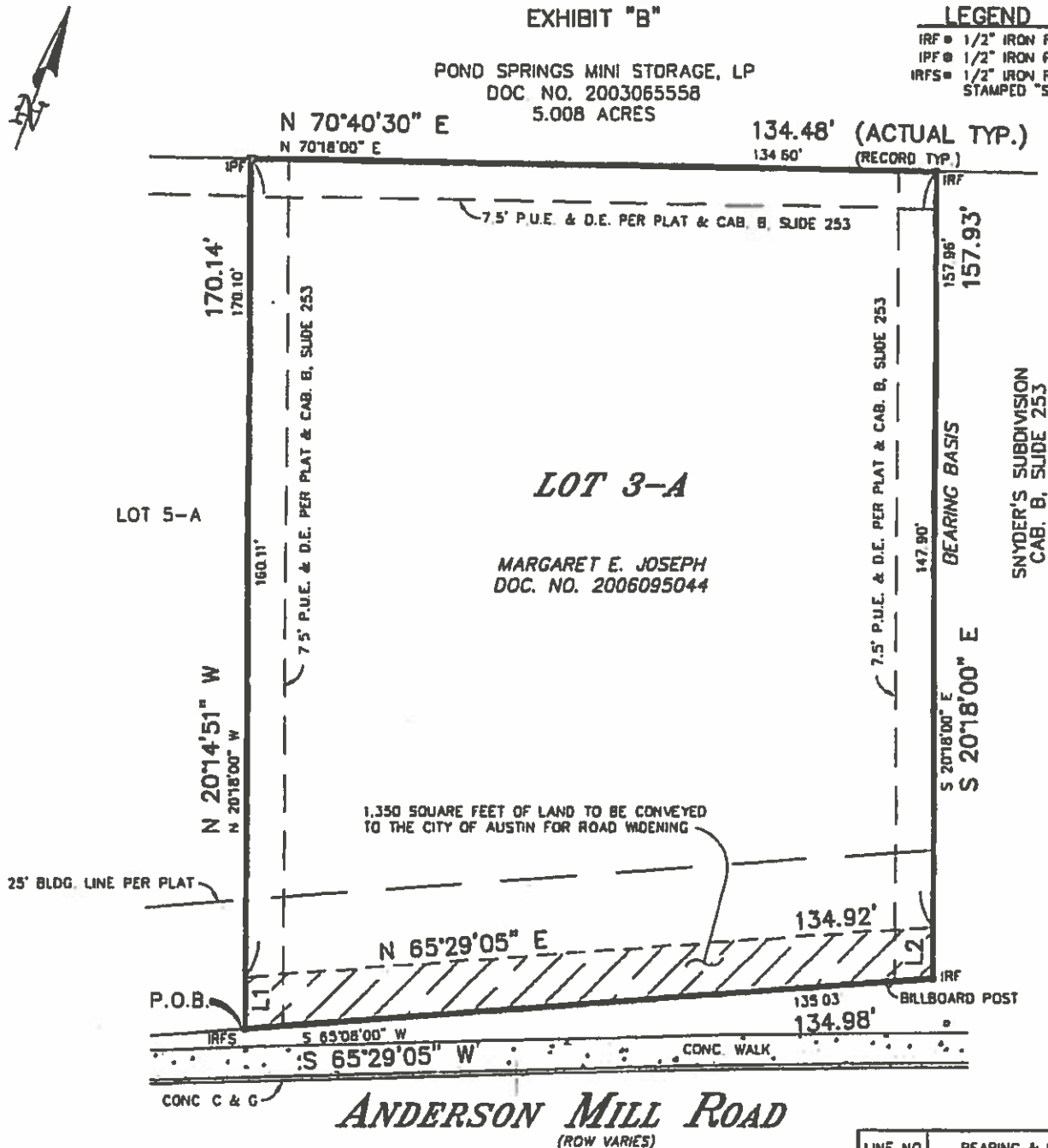


# EXHIBIT "B"

POND SPRINGS MINI STORAGE, LP  
DOC. NO. 2003065558  
5.008 ACRES

## LEGEND

IRF = 1/2" IRON ROD FOUND  
IPF = 1/2" IRON PIPE FOUND  
IRFS = 1/2" IRON ROD FOUND W/CAP  
STAMPED "SNS"



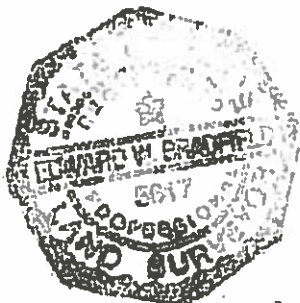
LINE NO	BEARING & DISTANCE
L1	N 20°14'51" W 10.03'
L2	S 20°18'00" E 10.03'

REFERENCES:  
WCAD PROPERTY ID NO. R072549  
AUSTIN GRID G-38

LOT 3-A, AMENDED PLAT OF LOTS 3, 4 & 5, BLOCK 1, SNYDER'S SUBDIVISION, CABINET J, SLIDES 322-323, PLAT RECORDS, WILLIAMSON COUNTY 932B 1/2 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729

SURVEY NO. 19196

SCALE: 1" = 30'



*Edward W. Bradford*  
Date: 07-24-2019

**SNS Engineering Inc.**  
Consulting Engineers \* Land Planners \* Surveyors

12885 US Highway 183 North, Suite 101-B  
Austin, Texas 78750

641/77, DC

(512)335-3944  
FAX (512)250-8685

# AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES

[OWNERSHIP TYPE - INDIVIDUAL]

**Date:**

Sept. 5 2019

**Affiant:**

Margaret E. Joseph

**Grant Document:**

The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

**Property:**

The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. I am making this affidavit on my behalf. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit as holder of title to the Property, I have recently reviewed the records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. I hold title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at my instance and request, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against me that would affect the Property; and
6. I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

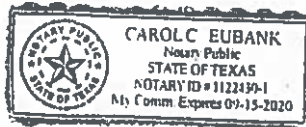
By: Margaret E. Joseph  
Name: Margaret E. Joseph

STATE OF Texas §  
COUNTY OF Williamson §

Before me, the undersigned notary, on this day personally appeared Margaret E. Joseph, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on Sept. 5 2019.

[Seal]



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**City of Austin**

**Law Department**

**P.O. Box 1088**

**Austin, Texas 78767-1088**

**Attn: C. Curtis, Paralegal**